

ORDINANCE NO. 20200730-027

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 12182 JOLLYVILLE ROAD FROM SINGLE-FAMILY RESIDENCE STANDARD LOT (SF-2) DISTRICT TO MULTIFAMILY RESIDENCE MEDIUM DENSITY (MF-3) DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from single-family residence standard lot (SF-2) district to multifamily residence medium density (MF-3) district on the property described in Zoning Case No. C14-2020-0046, on file at the Planning and Zoning Department, as follows:

0.7779 acre of land, more or less, situated in the City of Austin, Travis County, Texas, and being part of the J.D. Goode Survey No. 30, Abstract No. 307, said 0.7779 acre of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

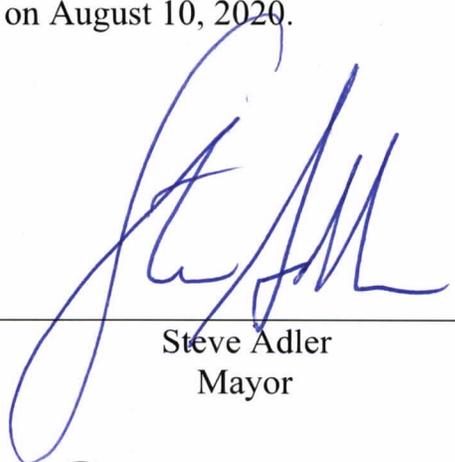
locally known as 12182 Jollyville Road in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "B"**.

PART 2. PART 5. This ordinance takes effect on August 10, 2020.

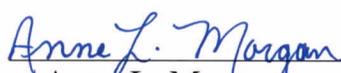
PASSED AND APPROVED

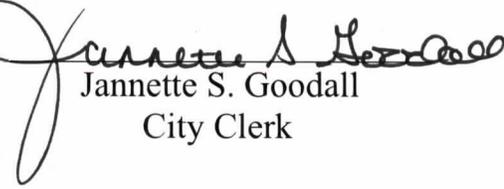
July 30, 2020

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Steve Adler
Mayor

APPROVED: 
Anne L. Morgan
City Attorney

ATTEST: 
Jannette S. Goodall
City Clerk

0.7779 ACRE OF LAND, MORE OR LESS, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS AND BEING A PART OF THE J.D. GOODE SURVEY, NO. 30, ABSTRACT NO. 307, AND FURTHER BEING ALL OF THAT CERTAIN 0.78 ACRE OF LAND CONVEYED TO PARTICK BUD FRIEDLI AND MARY FRIEDLI BY WARRANTY DEED BEING REFERRED TO AS "TRACT 2", RECORDED IN DOCUMENT NUMBER 2016127229, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS; FOR WHICH A MORE PARTICULAR DESCRIPTION BY METES AND BOUNDS IS AS FOLLOWS:

BEGINNING FOR REFERENCE at a 1/2" Pipe on the south R.O.W. of Jollyville Road, (Highway 183), at the N.E. corner of Lot 8, Barrington Oaks, Section 12, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Book 82, Page 108, of the plat records of Travis County, Texas;

THENCE S49°48'00"E along the South line of Jollyville Road for a distance of 196.98 feet to a 1/2" Iron Rod set labeled "Waterloo RPLS 4324" at the N.W. corner of that certain 0.78 acre tract of land situated in the City of Austin, Travis County, Texas, same being at the N.W. corner of said 0.78 acre tract of land out of the J.D. Goode Survey No. 30, Abstract No. 307, for the NW corner and **POINT OF BEGINNING** of this 0.7779 acre tract;

THENCE S49°52'02"E, continuing along the south R.O.W. of Jollyville Road for a distance of 158.97 feet to a 1/2" Iron Rod found in concrete at the N.W. corner of Lot 1, Block A, Shadow Oaks, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Book 84, Page 149C, Plat Records, Travis County, Texas, for the N.E. corner hereof;

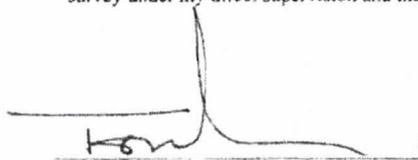
THENCE the following four (4) courses and distances along the north line of Block A and the south line of this 0.7779 acre tract:

- (1) S58°41'00"W for a distance of 120.77 feet to a 1 1/2" iron rod found at the common N.W. corner of Lot 2 and the N.E. corner of Lot 3, Block A; for a corner hereof;
- (2) S58°44'25"W for a distance of 62.94 feet to a 1 1/2" iron rod found at the N.E. corner of Lot 3 and the N.W. corner of Lot 4, for a corner hereof;
- (3) S69°13'32"W for a distance of 70.03 feet to a 1/2" Iron Rod found at the common N.W. corner of Lot 4 and the N.E. corner of Lot 5, Block A;
- (4) S68°07'50"W for a distance of 9.96 feet to a 1/2" Pipe found at the most southerly, S.E. corner of Lot 1, Block A, Anna Oaks, a subdivision in Travis County, Texas for the S.E. corner hereof;

THENCE the following two (2) courses and distances along a west and north line of Lot 1:

- (1) N30°30'48" W for a distance of 125.44 feet to a 1/2" Iron Rod set with cap labeled "Waterloo RPLS 4324" for the N.W. corner hereof
- (2) N55°44'49"E for a distance of 210.32 feet to the **POINT OF BEGINNING**, containing 0.7779 acre of land.

I, the undersigned do hereby certify that the field notes hereon were prepared from an actual on-the-ground survey under my direct supervision and that they are true and correct to the best of my knowledge.


Thomas P. Dixon R.P.L.S. 4324

10/17/19
Date

Exhibit A

OWNER:
PATRICK BUD FRIEHL AND MARY FRIEDLI
ADDRESS:
12182 JOLLYVILLE RD

Waterloo Surveyors Inc.
SURVEY PLAT
Topographic & Tree

J15948B

LEGAL DESCRIPTION:
0.7779 ACRE OF LAND, MORE OR LESS, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS AND BEING A PART OF THE J.D. GOODE SURVEY, NO. 30, ABSTRACT NO. 307, AND FURTHER BEING ALL OF THAT CERTAIN 0.78 ACRE OF LAND CONVEYED TO PATRICK BUD FRIEHL AND MARY FRIEDLI BY WARRANTY DEED, REFERRED TO AS "TRACT 2", RECORDED IN DOCUMENT NUMBER 2016127229, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

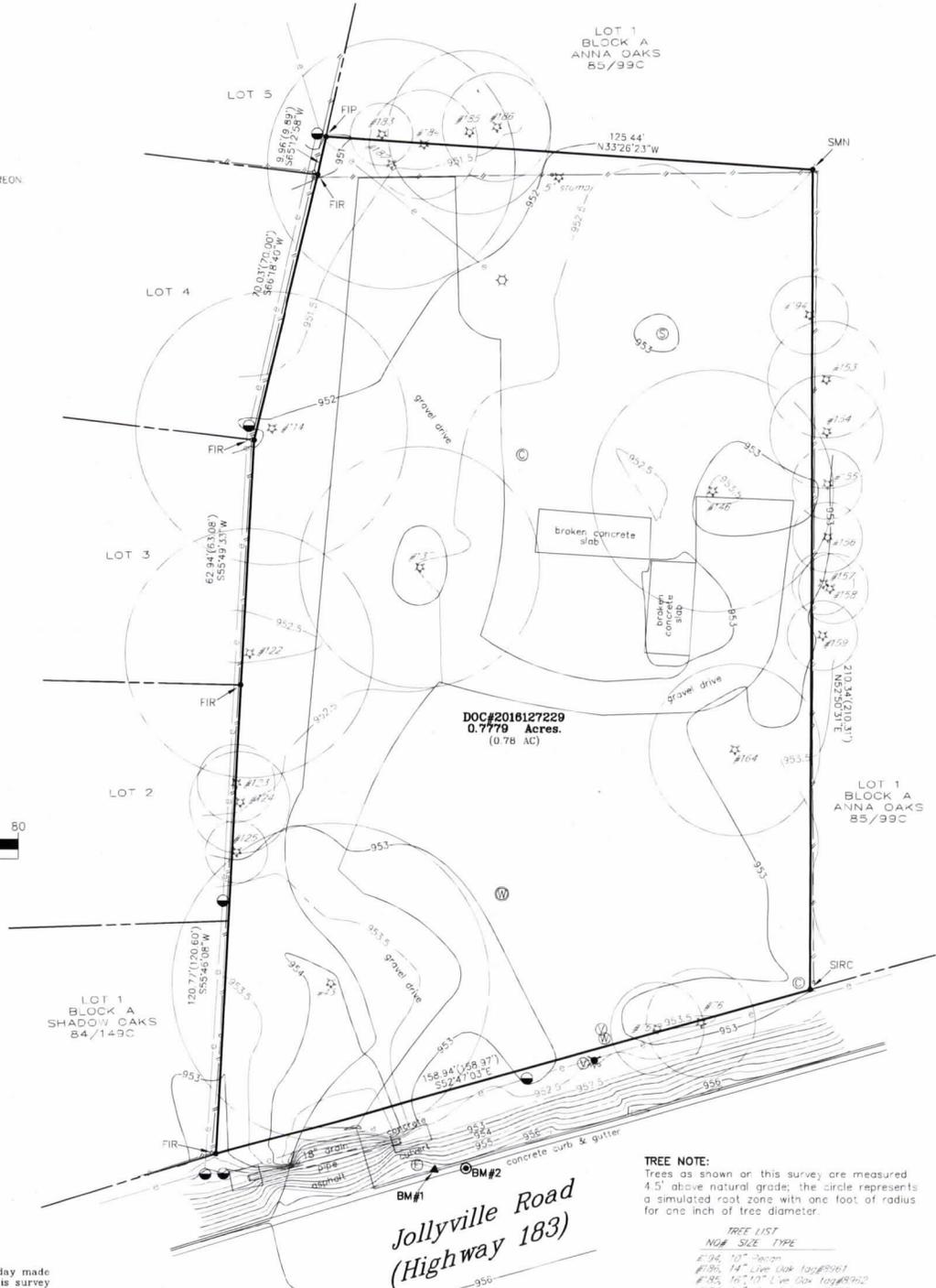
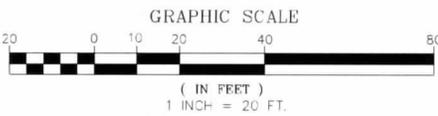
THE PROPERTY SURVEYED IS SUBJECT TO:
BOUNDARY LINE AGREEMENT RECORDED IN VOLUME B150, PAGE 297, DEED RECORDS, TRAVIS COUNTY, TEXAS; AND AS SHOWN HEREON.

LEGEND

- FOUND 1/2" IRON PIPE FIP
- FOUND 1/2" IRON ROD FIR
- FOUND 1/2" IRON ROD W/CAP FIR
- SET MAG NAIL IN CONC SMN
- SET 1/2" IRON ROD W/CAP SIRC
- LABELLED "WATER_00 RPLS 4324"
- WOOD FENCE
- UTILITY POLE & ELECTRIC LINE
- WATER METER
- CLEANOUT
- ELECTRIC MANHOLE
- FIRE HYDRANT
- WATER VALVE
- SEPTIC SEWER LID
- ELECTRIC DROP POLE
- WATER WELL
- (RECORD)
- TREE SYMBOL
- W/DRIP LINE

BENCHMARK BM:
BM#1
Triangle cut in concrete curb,
Elevation 956.79' NAVD85
BM#2
Found spindle w/washer,
Elevation 956.37' NAVD85

BEARING BASE:
THE TEXAS COORDINATE SYSTEM OF 1983(NAD83)
CENTRAL TEXAS ZONE, BASED ON LOCAL NETWORK
GPS OBSERVATIONS.



DOC#2016127229
0.7779 Acres.
(0.78 AC)

State of Texas,
County of Travis:

The undersigned does hereby certify that this survey was this day made on the property legally described hereon and is correct, and this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1B & 6 Condition II Survey. And I certify that the property shown hereon is NOT within a special flood hazard area as identified by the Federal Insurance Adm. Department of HUD Flood hazard boundary map revised as per Map No. 48453C0245u. Zone: X Dated JANUARY 6, 2016.

Survey Dated this the 13TH day of FEBRUARY, 2020

Thomas P. Dixon

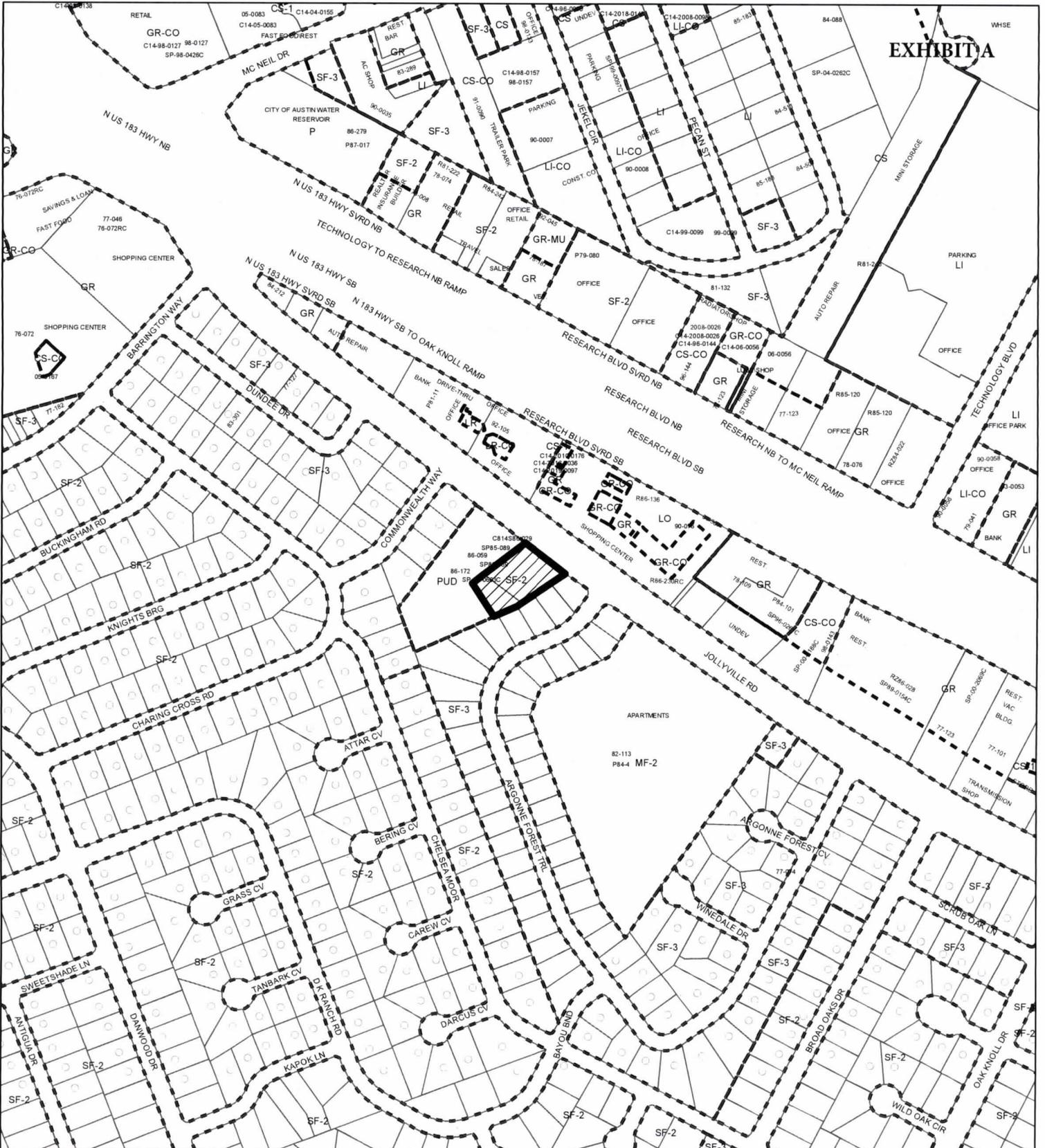
Thomas P Dixon R.P.L.S 4324
WATERLOO SURVEYORS INC.
P.O. BOX 160176
AUSTIN, TEXAS 78716-0176
Phone: 512-481-9602
www.waterloosurveyors.com
FIRM# 10124400



TREE NOTE:
Trees as shown on this survey are measured 4.5' above natural grade; the circle represents a simulated root zone with one foot of radius for one inch of tree diameter.

TREE LIST

NG#	SIZE	TYPE
#194	10"	pecan
#196	14"	Live Oak 100#9907
#195	10.5"	Live Oak 100#9902
#193	14"	Live Oak 100#9903
#183	8"	hackberry
#192	20"	Live Oak
#164	20"	Elm
#159	8"	Elm
#158	8"	Elm
#157	8"	Elm
#156	8"	Elm
#155	8"	Elm
#154	11"	Elm
#153	10"	Elm
#152	10"	Live Oak
#151	3"	Live Oak
#150	8"	pecan
#149	13"	hackberry
#148	10"	hackberry
#147	30"	Live Oak
#146	35"	Live Oak
#145	14"	Elm
#144	13"	pecan
#43	41"	Live Oak



ZONING

ZONING CASE#: C14-2020-0046

Exhibit B



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Created: 4/2/2020